



City of Las Vegas

Agenda Item No.: 13.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 28, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
MOD-369 - MAJOR MODIFICATION TO PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISRAEL 17, LLC - Request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: UC-TC (URBAN CENTER MIXED USE TOWN CENTER) TO: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) - 1.25 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (Map 125 20-801-005), Ward 6 (Ross)

C.C.: 03/03/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda Support Postcard for Items 13 and 14

Motion made by KEEN ELLSWORTH to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, VICKI QUINN, BYRON GOYNES, RICHARD TRUESDELL, KEEN ELLSWORTH, STEVEN EVANS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GUS FLANGAS)

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 13-19.

STEVE GEBEKE, Planning and Development, summarized the applicants requests and explained that the proposed major modification is due to the triangular shape of the lot and to accommodate the proposed garage. However, it is not compatible with the surrounding land uses and will allow for additional uses. Parking and landscaping will be deficient and the proposed

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structure is too large, thus the need for the requested Variance. Staff could only support the rezoning and vacation and recommended denial on Items 13, 15-17 and 19, as the proposed use would be too intense for the surrounding uses and the site will be overbuilt.

ATTORNEY TONY CELESTE, 8345 West Sunset Road, appeared on behalf of the applicant and reviewed each application while explaining the subject site and its surrounding adjacent uses. The requested Vacation will allow Roma Boulevard and Giuliano Road to dead end at the off ramp, and some of the bays will face the rear of the commercial center rather than the cul-de-sac portion. ATTORNEY CELESTE showed photos depicting substantive landscaping, particularly along the bay area to enhance what would be the vacated portion. In defense of having reduced parking, he mentioned other Sun Auto Service Centers and their square footage that have reduced parking yet continue to operate successfully. The desire is to have a one-foot setback, as the building would be situated right off of the off ramp but located approximately 70 feet away. He confirmed for CHAIR TRUESDELL his concurrence with all conditions.

After reviewing the multiple applications, COMMISSIONERS ELLSWORTH and EVANS were more at ease in supporting the requests. The subject lot is an odd piece located against the exit ramp and with the Vacation, the applicant would be utilizing the lot. There will be a chain link fence and landscaping will enhance the view exiting the freeway. He believed the exterior will be nice and complement the commercial center. The applicant has done a respectful job in putting this together and making an odd piece of land desirable. COMMISSIONER EVANS added that ATTORNEY CELESTE's representation at this meeting is what was discussed in their meeting.

COMMISSIONER TROWBRIDGE complimented the applicant on a great use of a remnant piece. He believed the proposed parking would suffice, and the vacation would enhance the project.

ATTORNEY CELESTE informed COMMISSIONER QUINN that the applicant is providing two handicap parking spaces on the site.

CHAIR TRUESDELL declared the Public Hearing closed for Items 13-19.